

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MAY 15, 2007** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Suzanne Davis, Associate Planner

Joel Paulson, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghioffi, Building Official

Fletcher Parsons, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 440 N. Santa Cruz Avenue
Conditional Use Permit U-07-146

Requesting approval of a Conditional Use Permit for a minor restaurant (Aldo's Deli) on property zoned C-1.

APN 529-07-094

PROPERTY OWNER: Los Gatos Shopping Center, LLC

APPLICANT: Terry Martin

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Jim Johnson, neighboring tenant, discussed the parking situation with staff.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit. The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:
 - (1) The proposed uses of the property are essential or desirable to the public convenience or welfare as they will provide a deli; and
 - (2) The proposed uses will not impair the integrity and character of the zone given that there are other restaurants in the zone; and
 - (3) The proposed uses will not be detrimental to public health, safety or general welfare; and

- (4) The proposed uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.
- (b) That the work proposed is consistent with the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area (Section IV.B).
- (c) As required by Section 15301 of the State Environmental Guidelines as adopted by the Town that this project is Categorically Exempt.

- 7. *Parsons* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

ITEM 2: 230 Wooded View Drive
 Architecture and Site Application S-07-42

Requesting approval to modify previously approved plans to demolish a single family residence and construct a new single family residence on property zoned HR-1.

APN 537-23-022

PROPERTY OWNER/APPLICANT: Eric and Kitty Muller

- 1. *Chair Baily* opened the public hearing.
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced.
- 4. Members of the public were present:
David Breidenthal, neighbor, discussed the proposed fire truck turnaround. *Baily* stated for the record that a letter was submitted by Curt and Bernadette Chadwick, neighbor, regarding construction concerns. Conditions of approval were written to mitigate their concerns.
- 5. Public hearing closed.
- 6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The application is Categorically Exempt from CEQA, Section 15303.
 - (b) That the project meets or exceeds the objectives and requirements of the Hillside Development Standards and Guidelines.
 - (c) As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
 - (d) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 - (1) The Town's housing stock will be maintained in that the house will be replaced.
 - (2) The structure has no historic significance.
 - (3) The property owner has no desire to maintain the structure.
 - (4) Although the economic utility of the structure is in good condition, the structure consists of several large glass walls which reduces the structure's structural support and an addition would be difficult to incorporate. The existing house would be costly to retrofit to meet earthquake safety standards, fire sprinkler installations and to upgrade to be more energy efficient.

7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 3: 15769 Shady Lane
 Architecture and Site Application S-07-49

Requesting approval to construct a swimming pool and cabana on property zoned HR-2½.

APN 527-05-004

PROPERTY OWNER/APPLICANT: Kim Hailey

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The applications are Categorically Exempt from CEQA, Section 15303 and 15305.
 - (b) As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
 - (c) That the project meets or exceeds the objectives and requirements of the Hillside Development Standards and Guidelines.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 4: 17599 and 17603 Bruce Avenue
 Subdivision Application M-07-012
 Architecture and Site Application S-05-068

Requesting approval of a lot line adjustment between two parcels zoned R-1:8 and to demolish a pre-1941 single family residence, to construct a new residence with a detached garage over 450 square feet in area with reduced setbacks on a nonconforming lot zoned R-1:8.

APNS 410-11-006 and 005

PROPERTY OWNERS: Bruce Avenue, LLC and Peter and Susan Testa

APPLICANT: Walter Van Hooff

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.

4. Members of the public were present:
Steve and Rebecca Wade reviewed proposed changes.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The applications are Categorically Exempt from CEQA, Section 15303 and 15305.
 - (b) As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
 - (c) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 - (1) The Town's housing stock will be maintained in that the house will be replaced.
 - (2) The structure has no historic significance.
 - (3) The property owner has no desire to maintain the structure.
 - (4) The economic utility of the structure is in poor condition.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

Patrick Walsh, neighbor, spoke with staff after the public hearing was closed to ensure there were conditions to protect the trees and to repair the shared driveway if damaged during construction.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 10:00 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner